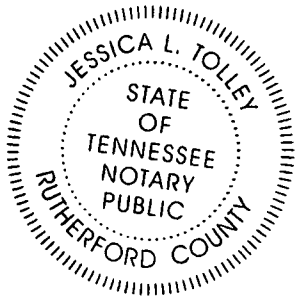
File No.: 15074170

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2015.

Jessica L Tolley
Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kent Goodson	Kent Goodson	033 15 0 044.00
(NAME)	(NAME)	
1019 Primm Drive	1019 Primm Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Lynn Knight**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kent Goodson**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 194, Section Two, Primrose Acres, according to survey and plat of same appearing of record in Book 2900, pages 43 & 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot, and being more particularly described as follows:

Beginning at a point in the southerly margin of Apple Valley Road, said point being the common corner of Lots Nos. 193 and 194 on said Plan; thence with the line between said Lots southerly 173 feet to a point being the common rear corner of Lots Nos. 194 and 195 on said Plan; thence with the line between the same two lots easterly 179 feet to a point in the westerly margin of Hamblen Drive; thence with the margin of the same northerly 148 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the southerly margin of Apple Valley Road; thence with the margin of the same westerly 154 feet to the point of beginning.

Being the same property conveyed to James E. Cummings and wife, Bessie H. Cummings, by Warranty Deed dated 06/07/1960 and filed for record on 06/07/1960 in Book 3074, page 407, of the Register's Office of Davidson County, Tennessee. The said James E. Cummings died on January 2, 1974, leaving Bessie H. Cummings as the surviving tenant by the entirety. The said Bessie H. Cummings died testate on 04/13/2015, and pursuant to the Last Will and Testament of Bessie H. Cummings of record in Docket #15P822, of the County Clerk's Office of Davidson County, Tennessee. Deborah Lynn Knight was named as beneficiary of the Estate of Bessie H. Cummings.

BILL GARRETT, Davidson County
Trans:T20150070998 DEEDWARR
Recvd: 08/21/15 13:50 2 pgs
Fees:13.00 Taxes:503.20
20150821-0084711

This conveyance is subject to all matters as set forth per Plat of record in Book 2900, pages 43 & 44 and Restrictions of record in Book 2964, page 520, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 828 Apple Valley Rd., Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of August, 2015.

Deborah Lynn Knight

Deborah Lynn Knight

State of Tennessee
County of Rutherford

Personally appeared before me Deborah Lynn Knight with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2015.

Lynn F Vaught

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 15074170